

A well equipped 25 acre smallholding with great Equestrian appeal. Rural location close to the Brechfa Forest. Llanybydder, West Wales



Sarnginni Fach Glantren Lane, Llanybydder, Carmarthenshire. SA40 9SA.

£295,000

REF: A/5618/LD

*** Fine rural location *** Approximately 25 acres of useful pasture land *** Divided into eight paddocks *** Fully fenced and gated throughout *** Good roadside access point

*** Range of useful outbuildings including - Dutch barn with adjoining lean-to, two stable blocks with tack room and a machinery store *** Yard area providing excellent working space *** Water storage system via the IBC storage water tanks linked to the stables *** Attractive stream boundary

*** Direct access to the Brechfa Forest - Ideal for out-riding *** Rural yet convenient location *** Approximately 1.5 miles from the Village of Llanybydder *** PLEASE NOTE - The property is agricultural with 25 acres of land, yard area and outbuildings. This is NOT for residential use



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LOCATION



The parcel of land enjoys a private location on a 'No Through' road which lies on the outskirts of the Village of Llanybydder. Llanybydder itself offers a good range of local amenities including Doctors Surgery, Chemist, Post Office, Shops, Bakery and Public Houses, being 5 miles distant from the University Town of Lampeter offering a comprehensive range of shopping and schooling facilities, 17 miles North from the County Town and Administrative Centre of Carmarthen, and a 20 minute drive from the Ceredigion Heritage Coastline. Whilst the parcel of land is private with no near Neighbours it also offers convenience.

GENERAL DESCRIPTION



A well laid out and highly functional 25 acre smallholding offering strong Equestrian and agricultural appeal. The land is divided into eight well maintained paddocks all being fenced and gated and further enhanced with an attractive stream boundary adding both natural appeal and practical water provision.

The holding benefits from a comprehensive range of outbuildings including a Dutch barn with lean-to, two stables blocks with tack room and a machinery store that is in need of some attention and a new roof, all centred around a practical yard area.

A particular feature is the access onto the Brechfa Forest located down the track providing excellent out-riding from the property.

Despite its peaceful rural setting the holding is conveniently located just 1.5 from the Village of Llanybydder offering the perfect balance of countryside living with accessibility.

PLEASE NOTE: This is agricultural with land and outbuildings. Not for residential use.

THE OUTBUILDINGS



THE OUTBUILDINGS (SECOND IMAGE)



DUTCH BARN

35' 0" x 15' 0" (10.67m x 4.57m). Three tiers.

LEAN-TO LOOSE HOUSING

35' 0" x 16' 0" (10.67m x 4.88m). With concreted flooring.

MACHINERY STORE

33' 0" x 16' 0" (10.06m x 4.88m). In need of some attention and re-roofing.



STABLE BLOCK

Comprising of:-

STABLE 1

12' 0" x 14' 0" (3.66m x 4.27m).



STABLE 2

12' 0" x 14' 0" (3.66m x 4.27m).



STABLE 3

12' 0" x 18' 0" (3.66m x 5.49m).



REAR FIELD SHELTER

BARN/FURTHER STABLES

With

TACK ROOM

14' 7" x 15' 0" (4.45m x 4.57m).



STABLE

12' 0" x 10' 0" (3.66m x 3.05m).



FIRST FOALING BOX

15' 0" x 16' 0" (4.57m x 4.88m).



SECOND FOALING BOX

15' 0" x 14' 0" (4.57m x 4.27m).

YARD AREA

A hard standing yard area with the IBC storage water tanks that provides direct water to the stable blocks.

LAND

In total the property extends to approximately 25 ACRES of level to gently sloping land and is divided into eight well defined paddocks all enclosed by Stock proof fencing and gated for ease of access and management. The boundaries are enhanced by mature hedge rows providing natural shelter, privacy and clear field divisions whilst also supporting local Wildlife.. There are also pockets of small wooded areas located amongst the paddocks offering further shelter for Livestock. The land benefits from a natural stream boundary providing visual appeal and practical water provision.

Overall the land is well situated for Equestrian and smallholding use being easily workable with good roadside access and a pleasant balance of open grazing and natural features.



LAND (SECOND IMAGE)



LAND (THIRD IMAGE)**LAND (FOURTH IMAGE)****LAND (FIFTH IMAGE)****PLEASE NOTE**

The property is agricultural with 25 acres of land, yard area and outbuildings. This is NOT for residential use.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

MONEY LAUNDERING REGULATIONS

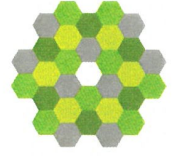
The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

Services

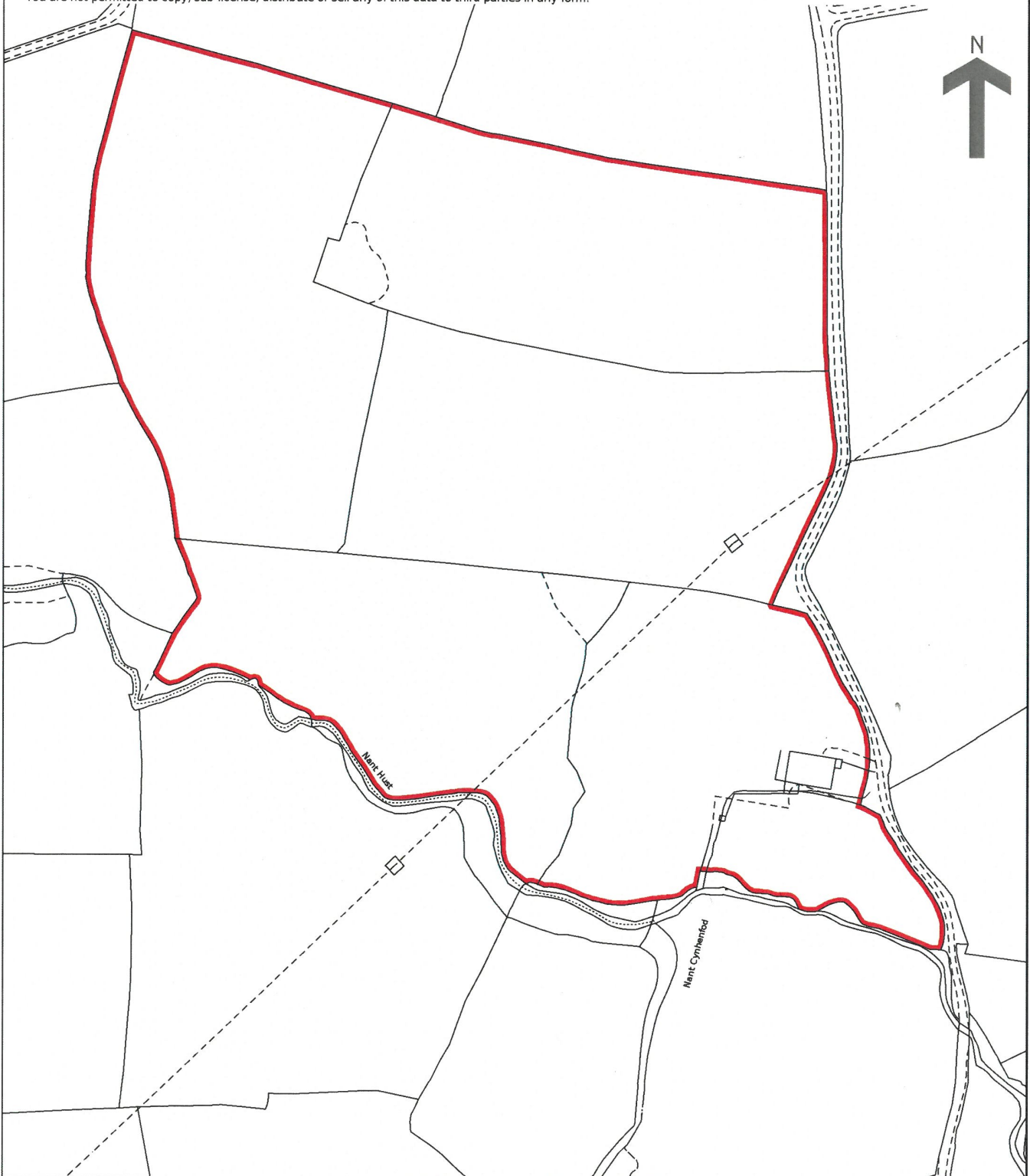
No services.

HM Land Registry
Official copy of
title plan

Title number **CYM868280**
Ordnance Survey map reference **SN5242SW**
Scale **1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves?
No

The existence of any public or private right of way? No



Directions

From Lampeter take the A485 road to Llanbydder.
Continue through the Village of Llanbydder. On leaving the Village take the left hand turning onto Glantren Lane.
Continue on this road for approximately one mile and the entrance to Sarnginni Fach will be on your right hand side.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

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